

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 408 WEST 11TH STREET FROM DOWNTOWN
3 MIXED USE (DMU) DISTRICT TO DOWNTOWN MIXED USE-CENTRAL
4 URBAN REDEVELOPMENT (DMU-CURE) COMBINING DISTRICT.
5

6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from downtown mixed use (DMU) district to downtown mixed
10 use-central urban redevelopment (DMU-CURE) combining district on the property
11 described in Zoning Case No. C14-2012-0102, on file at the Planning and Development
12 Review Department, as follows:
13

14 A 0.0918 acre tract of land, more or less, out of Lot 3, Block 133 of the Original
15 City of Austin, the tract of land being more particularly described by metes and
16 bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
17

18 locally known as 408 West 11th Street in the City of Austin, Travis County, Texas, and
19 generally identified in the map attached as Exhibit "B".
20

21 **PART 2.** The Property within the boundaries of the conditional overlay combining district
22 established by this ordinance is subject to the following conditions:
23

24 A. A site plan or building permit for the Property may not be approved, released,
25 or issued, if the completed development or uses of the Property, considered
26 cumulatively with all existing or previously authorized development and uses,
27 generate traffic that exceeds 2,000 trips per day.
28

29 B. Development of the Property may not exceed a floor to area ratio (F.A.R.) of
30 6.5:1.
31

32 C. The follow are conditional uses of the Property:
33

Bail bond services

Liquor sales

1 D. The following uses are prohibited uses of the Property:
2

Automotive repair services
Automotive sales
Pawn shop services

Automotive rentals
Automotive washing (of any type)

3
4 Except as specifically restricted under this ordinance, the Property may be developed and
5 used in accordance with the regulations established for the downtown mixed use (DMU)
6 base district and other applicable requirements of the City Code.
7

8 **PART 3.** This ordinance takes effect on _____, 2012.
9

10 **PASSED AND APPROVED**

11
12 §
13 §
14 _____, 2012 § _____
15 Lee Leffingwell
16 Mayor
17

18
19 **APPROVED:** _____ **ATTEST:** _____
20 Karen M. Kennard Shirley A. Gentry
21 City Attorney City Clerk

EXHIBIT " _____ "

(Zoning Description)
Lot 3, Block 134, Original City of Austin

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0918 ACRE, (4,001 SQUARE FEET), BEING OUT OF LOT 3, BLOCK 133 OF THE ORIGINAL CITY OF AUSTIN, ACCORDING TO A MAP OR PLAT ON FILE WITH THE TEXAS GENERAL LAND OFFICE, AND BEING ALL OF THE SAME TRACT CONVEYED TO THE TEXAS CONGRESS OF PARENTS AND TEACHERS IN VOLUME 560, PAGE 3, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.) AND DESCRIBED AS THE WEST 50 FEET OF THE SOUTH ONE-HALF OF LOT NO. THREE (3) IN BLOCK NO. 133, SAID 0.0918 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wards.com
www.4wards.com

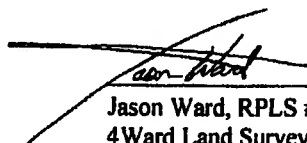
BEGINNING, at a 60d Nail found in a tree in the north right-of-way line of West 11th Street (platted as Mesquite Street), (80' Right-of-way), being a southwest corner of a tract conveyed to 1100 Guadalupe, LTD in Document #2005192919 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), said tract described as the south 1/2 of Lot 4 and the east 19' of the south 1/2 of Lot 3, Block 133 and the north 1/2 of Lot 3 and Lot 4, said point being in the south line of said Lot 3, and being the southeast corner of said Parents & Teachers tract for the southeast corner and **POINT OF BEGINNING** hereof, from which a mag nail found at the southeast corner of Lot 4, also of said Original City of Austin, and being the intersection of the north right-of-way line of said West 11th Street with the west right-of-way line of Guadalupe Street, (80' Right-of-way), bears S73°26'38"E, a distance of 87.81 feet;

THENCE, with the north right-of-way line of said West 11th Street, and the south line of said Lot 3, and with the south line of said Parents & Teachers tract, N73°31'51"W, a distance of 50.00 feet to a calculated point for the southwest corner hereof, said point being the southwest corner of said Lot 3 and said Parents & Teachers tract, and being the southeast corner of Lot 2 of said Original City of Austin;

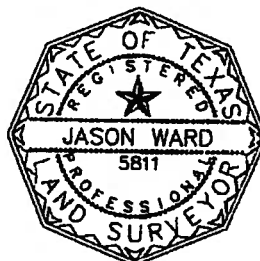
THENCE, with the east line of said Lot 2, the west line of Lot 3 and the west line of said Parents & Teachers tract, N16°24'48"E, a distance of 80.27 feet to a 1/2-inch iron rod found for the northwest corner hereof, said point being the northwest corner of said Parents & Teachers tract, and being a southwest corner of said 1100 Guadalupe tract;

THENCE, over and across said Lot 3 with the north line of said Parents & Teachers tract, and with the south line of said 1100 Guadalupe tract, S73°06'40"E, a distance of 49.91 feet to a 1/2-inch iron pipe found for the northeast corner hereof, said point being the northeast corner of said Parents & Teachers tract and an interior ell corner of said 1100 Guadalupe tract;

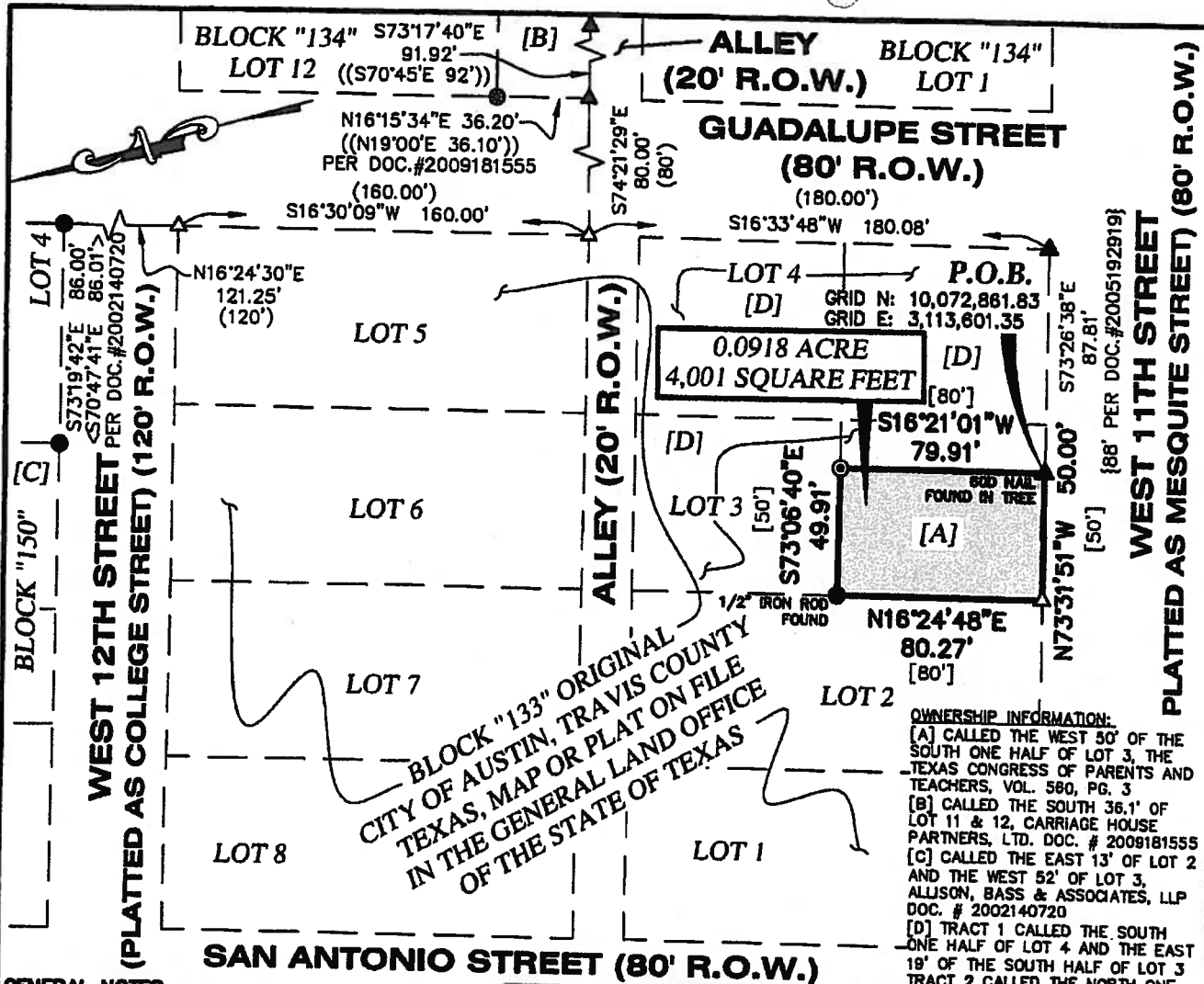
THENCE, continuing over and across said Lot 3, with the east line of said Parents & Teachers tract, and with the west line of said 1100 Guadalupe tract, S16°21'01"W, a distance of 79.91 feet to the **POINT OF BEGINNING** and containing 0.0918 Acre (4,001 Square Feet) more or less.


Jason Ward, RPLS #5811
4 Ward Land Surveying, LLC

8/14/2012



References:
TCAD #0208010906
COA GRID # J-23



GENERAL NOTES:

- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.
- SURVEYOR SEARCHED FOR CENTER LINE MONUMENTATION, BUT NONE WAS FOUND IN THE VICINITY.

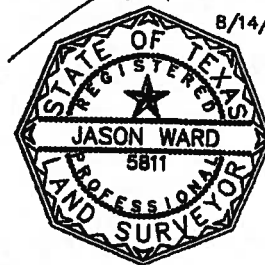
BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000084545270. GRID COORDINATES SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON AUGUST 9, 2012.

LEGEND

—	PROPERTY LINE
—	EXISTING PROPERTY LINES
●	3/8" IRON ROD FOUND (UNLESS NOTED)
⊙	1" IRON PIPE FOUND
△	CALCULATED POINT
▲	COTTON SPINDLE FOUND
◆	MAG NAIL FOUND (UNLESS NOTED)
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER MAP OR PLAT ON FILE AT GLO
[.....]	RECORD INFORMATION PER VOL. 560 PG. 3

OWNERSHIP INFORMATION:
 [A] CALLED THE WEST 50' OF THE SOUTH ONE HALF OF LOT 3, THE TEXAS CONGRESS OF PARENTS AND TEACHERS, VOL. 560, PG. 3
 [B] CALLED THE SOUTH 36.1' OF LOT 11 & 12, CARRIAGE HOUSE PARTNERS, LTD. DOC. # 2009181555
 [C] CALLED THE EAST 13' OF LOT 2 AND THE WEST 52' OF LOT 3, ALLISON, BASS & ASSOCIATES, LLP DOC. # 2002140720
 [D] TRACT 1 CALLED THE SOUTH ONE HALF OF LOT 4 AND THE EAST 19' OF THE SOUTH HALF OF LOT 3 TRACT 2 CALLED THE NORTH ONE HALF OF LOTS 3 & 4, 1100 GUADALUPE, LTD, DOC. # 2005192919



8/14/2012

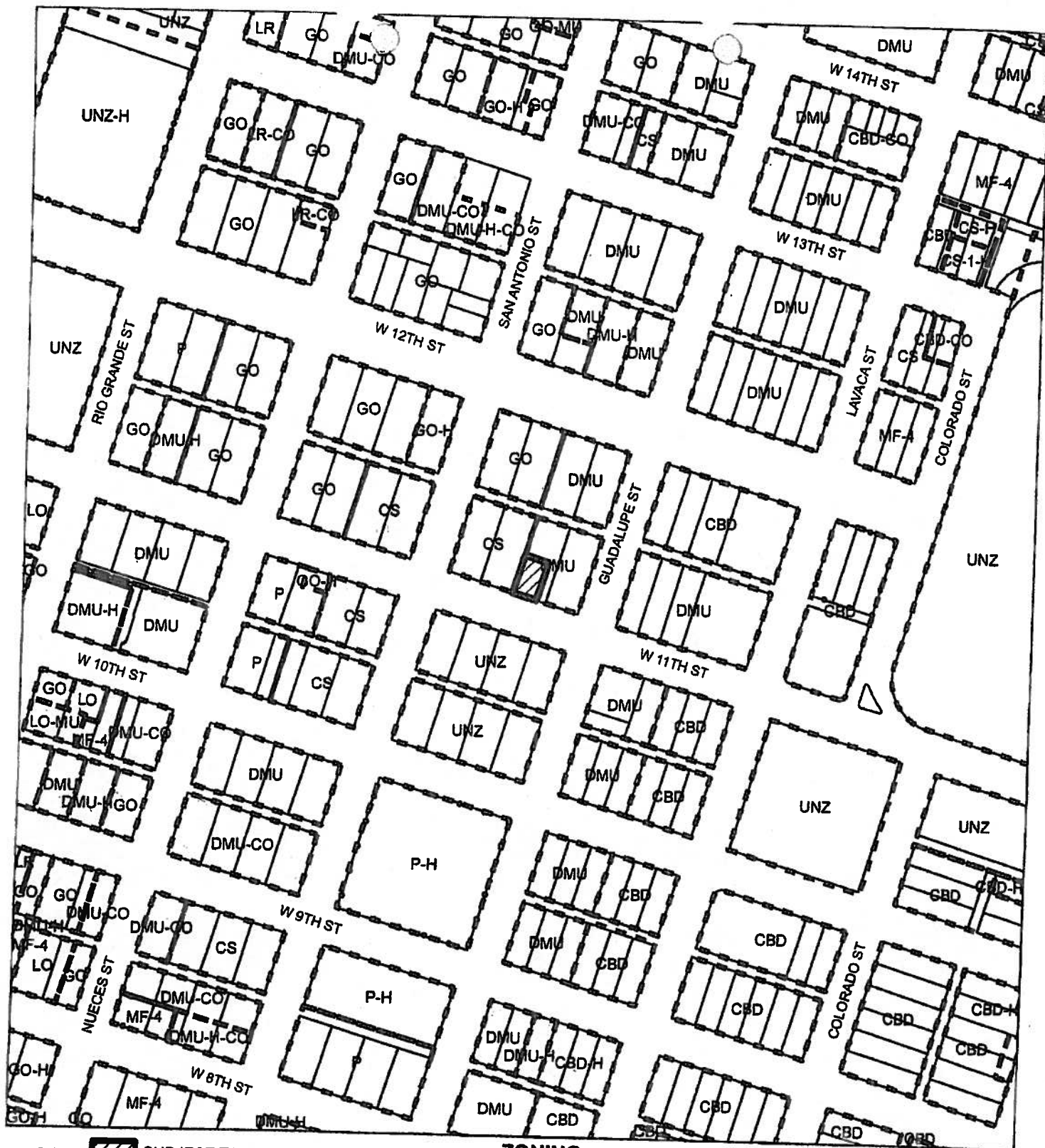
SKETCH FOR ZONING APPLICATION
City of Austin
Travis County, Texas

4WARD
Land Surveying
 A Limited Liability Company

PO Box 90876, Austin Texas 78709
 www.4Wards.com (512) 664-3371

Date:	8/14/2012
Project:	00179
Scale:	1" = 60'
Reviewer:	JSW
Tech:	JL
Field Crew:	CR/JL
Survey Date:	08/09/12
Sheet:	1 OF 1

P:\00179\Draw\00179.dwg



1" = 300'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0102

This product is for informational purposes and may not have been prepared for or be suitable for legal engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit B